

PSP & ASSOCIATES



(CHARTERED ACCOUNTANTS)

Office : BH-510 & 511, 5th Floor, Puri 81 Business Hub, Sector-81, Faridabad

Ph. : 0129-2979798

E-mail :- pspcafirm2010@gmail.com

TO WHOMSOEVER IT MAY CONCERN

1. Based on examination of books of accounts and other relevant documents as produced before us by M/s PSG Propbuild LLP having LLPIN: AAY-2860 and having its registered office at H.No.-A 43,F/F, Front Side Shera Mohalla Garhi, Near East of Kailash, New Delhi, Delhi, 110065 and incorporated on 23/08/2021 under Limited Liability Partnersip Act, 2008.
2. We hereby certify that the Firm has not defaulted in repayment of loans since the date of its incorporation to till date.
3. We hereby certify that the Firm has not defaulted in any statutory liability from the date of incorporation to till date.
4. We further certify that as per books of accounts there is financial liability of Rs.35,00,00,000/35.00 Crore from an NBFC(CSL Finance Ltd) sanctioned on 14/07/2023.

The above statement is true and correct to the best of my/ our knowledge and nothing has been concealed.

**For PSP & Associates
Chartered Accountants
FRN: 017244N**

**Sudhir Kumar Goyal
(Partner)**

Membership No.: 097878

Place : Faridabad

Date : 16/09/2023

UDIN: 23097878BGRTVP3809



TO WHOMSOEVER IT MAY CONCERN

We, **CSL Finance Limited** (CIN- L74899DL1992PLC051462) a company incorporated under the Companies Act, 1956 and having its office at 410-412, 18/12, 4th Floor, W.E.A, Arya Samaj Road, Karol Bagh, New Delhi, 110005 (hereinafter referred to as “**Lender 1**” / “**CSL**”) and **SG Finserve Limited** (CIN: L74899DL1994PLC057941) a company incorporated under the Companies Act, 1956 and having its office at 37, Hargobind Enclave, Vikas Marg, East Delhi-110092 (hereinafter referred to as “**Lender 2/ SG Finserve**”) (The Lender 1 and Lender 2, are hereinafter collectively referred to as the “**Lenders**”) have sanctioned/ granted loan facilities (“**Loan Facilities**”) to **PSG Propbuild LLP**, (LLPIN- AAY-2960) a limited liability partnership incorporated under the LLP Act, 2008 and having its registered office at H. No. 43, F/F Front Side, Shera Mohalla Garhi, Near East of Kailash, New Delhi, South Delhi- 110065 (hereinafter referred to as “**LLP**” or “**Borrower**” or “**Security Provider**”).

In order to secure the said Loan Facilities amounting of Rs. 35,00,00,000/- (Rupees Thirty Five Crore Only), the Borrower has created one of the security interest by way of Equitable Mortgage and Hypothecated the receivables arising over the project land parcel admeasuring 6.34375 Acres comprised in Rect No. 15 . 15 Killa No. 21/2 (5-17), 11/2 (6-0), 20 (8-0), 21/1 (2-3), 26 (0-13), 9/2/2 (0-13), 12/1 (5-17), Rectangle No. 16 Killa No. 25/1/2 (2-7), 25/2/2 (3-2), 15/2/2 (1-5), 16/1 (3-1), Rectangle No. 19 Killa No. 5/2 (1-17), 5/1/2 (2-0) and Rectangle No. 20 Killa No. 1 (8-0) situated in revenue esate of Village Budena, Sector 86, Tehsil and District Faridabad, Haryana.

In reference to above, the outstanding balance under the said loan facility is Rs. 10,00,00,000/- (Rupees Ten Crore Only) as on date of issuance of this no objection letter.

Henceforth, we hereby convey that pursuant to the section 11 (4) (h) of the Real Estate (Regulation And Development) Act, 2016, after the execution of registered agreement by the Borrower in favor of any allottee(s) for sale of any apartment, plot or building, as the case may be, on which charge/mortgage has been created by the Borrower in favour of Lenders, then such apartment, plot or building, as the case may be will not be part of mortgage or charge subject to receipt of entire Sale Consideration from buyer/allottee(s) for such apartment, plot or building, as the case may be in RERA Escrow Accounts.

For CSL Finance Limited

Authorised Signatory
Date: 18.09.2023
Place: New Delhi

